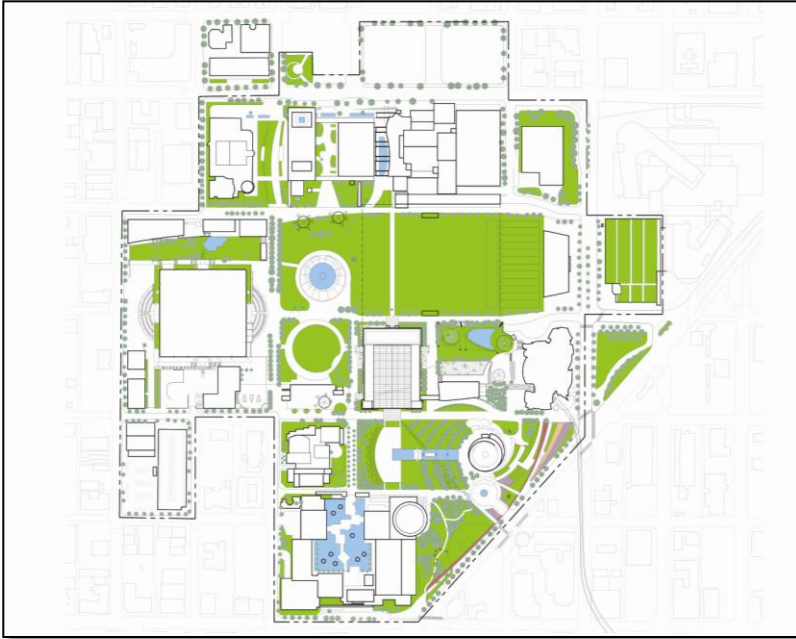


# ***Glass and Gardens Exhibition Lease***

## **City of Seattle / Center Art LLC**

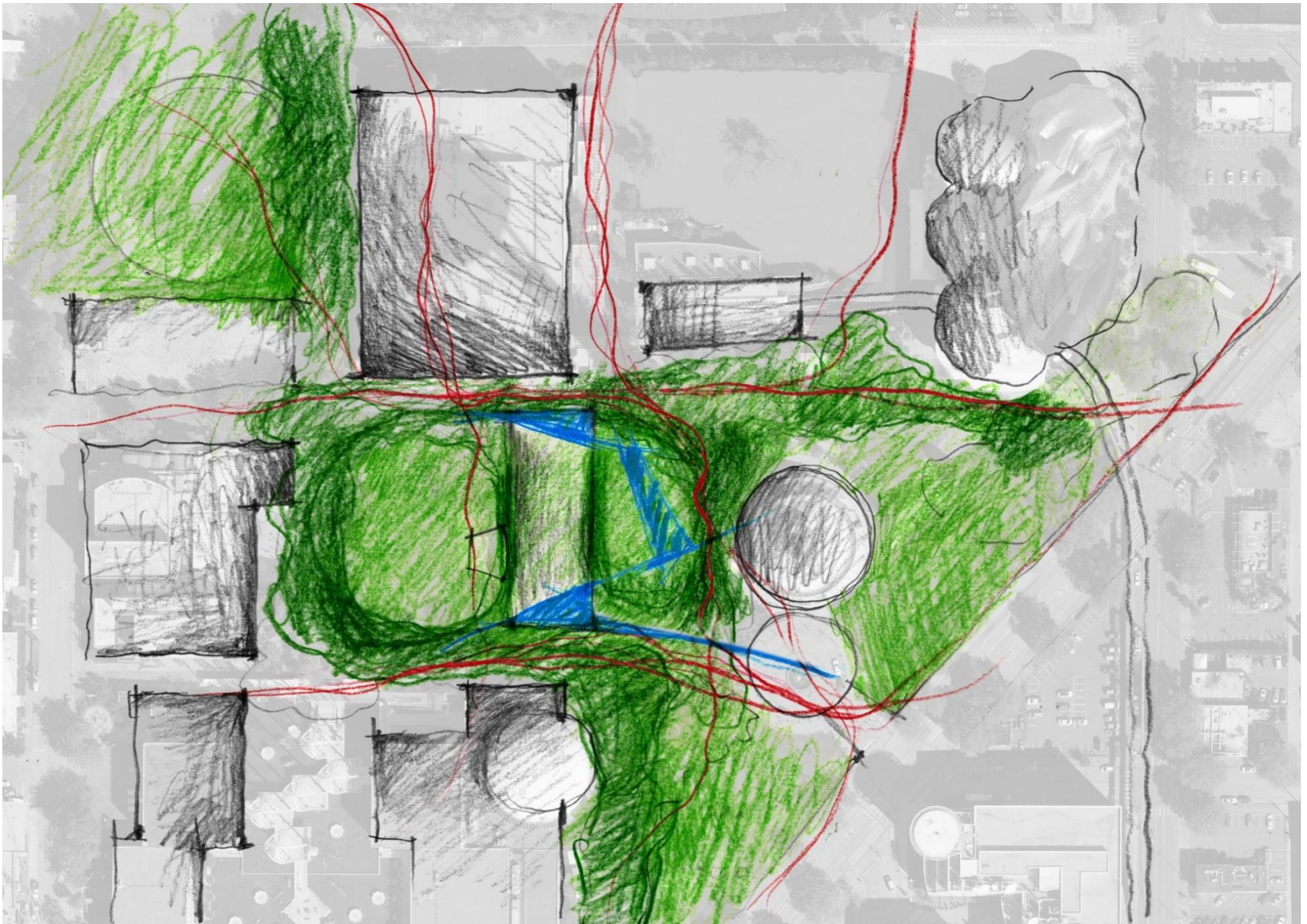




# **CENTURY 21 MASTER PLAN DESIGN PRINCIPLES**

- Draw visitors to the Center of the Center
- Increase Open Space Needed for Urban Density
- Lead in Sustainable Design and Practices
- Provide Diversity of Activities and Amenities
- Pedestrian Friendly Campus
- New Design Should Emphasize Flexibility, Vibrancy and Artistic Expression







## South Fun Forest RFP Public Meeting March 30, 2010







## **FUN FOREST SOUTH RFP PROCESS EVALUATION CRITERIA**

Proposals will be evaluated based on the following factors, none of which will stand alone or be conclusive.

- A. Compatibility with and contribution to the Seattle Center vision, existing facilities, and the unique mix of programs, attractions and open spaces at Seattle Center.**
- B. Compatibility with the Center 21 Master Plan.**
- C. The proposer's ability to create and operate a high quality experience for patrons.**
- D. Proposer's financial condition.**
- E. Proposed financial return to the City.**
- F. Anticipated benefit to the public.**
- G. Proposer's initial and ongoing investment in the site and future services.**
- H. The Proposal's impact on future Seattle Center capital expenditures or increased net operating costs.**
- I. How the proposer expects to partner with Seattle Center to achieve the Seattle Center vision.**

## South Fun Forest RFP Open House July 7, 2010





## RFP Open House July 7, 2010



## **South Fun Forest RFP Review Panel Recommendation:**

The Panel felt strongly that the Space Needle LLC's proposal to construct and operate an exhibit space, event pavilion and art garden featuring the work of glass artist Dale Chihuly, with free educational opportunities in cooperation with the Seattle School District, financing of the construction and operation of an art play space in Seattle Center and the other supplementary benefits described in their proposal best satisfied the RFP criteria and would most benefit Seattle Center. Recognizing the opportunity to make multiple recommendations, the Panel elected to make the Space Needle, LLC its sole recommendation.



# Initial Proposal

**Rent:** \$500,000/yr, 1-5; increase by CPI for each 5-year renewal, capped at 15% + \$.50/ticket for sales in excess of 450,000

**Open Space:** exterior space includes art garden, glass house for events and exhibits and landscaping integrated with Chihuly artwork

**Public Benefit:** anticipated, but not identified

**Community Partners:** none



# Post-RFP Proposal

**Rent:** \$350,000/year, 1-5; \$500,000/year, 6-20 with CPI adjustments, plus 8% of net sales of Chihuly Fine Art

**Open Space:** in addition to initial proposal, adds new public south campus entry canopy and “*Artists at Play*” children’s playground

**Public Benefit:** \$1 million for “*Artists at Play*” and \$50,000/year for maintenance; Public Improvement Area; arts curriculum for all Seattle Public Schools 8<sup>th</sup> graders; lead development of new Seattle Center “*Center Nights*” programming

**Community Partners:** KEXP 90.3 FM, Seattle Public Schools, Pratt Fine Arts and Pilchuck Glass School





# Initial Proposal and Post-RFP Lease Terms

Item	Initial Proposal	Post-RFP
<b>Open Space Use</b>	Exterior space includes art garden, glass house and landscaping	Adds new public south campus entry canopy and “ <i>Artists at Play</i> ” children’s playground
<b>Rent</b>	\$500,000/yr, 1-5; increase by CPI for each 5-year renewal, capped at 15%, + \$.50/ticket for sales in excess of 450,000	\$350,000/yr, 1-5; \$500,000/yr, 6-20 w/CPI + 8% of net sales of Chihuly fine art
<b>Public Benefit</b>	Anticipated, but not identified	\$1 million for “ <i>Artists at Play</i> ” and \$50,000/yr for maintenance; Public Improvement Area; Lead development of new SC “ <i>Center Nights</i> ” programming
<b>Community Partners</b>	None	Seattle Public Schools, Pratt Fine Arts, and Pilchuck Glass School

**KEXP**

**Outdoor  
Play Area**

**Chihuly  
Exhibition**



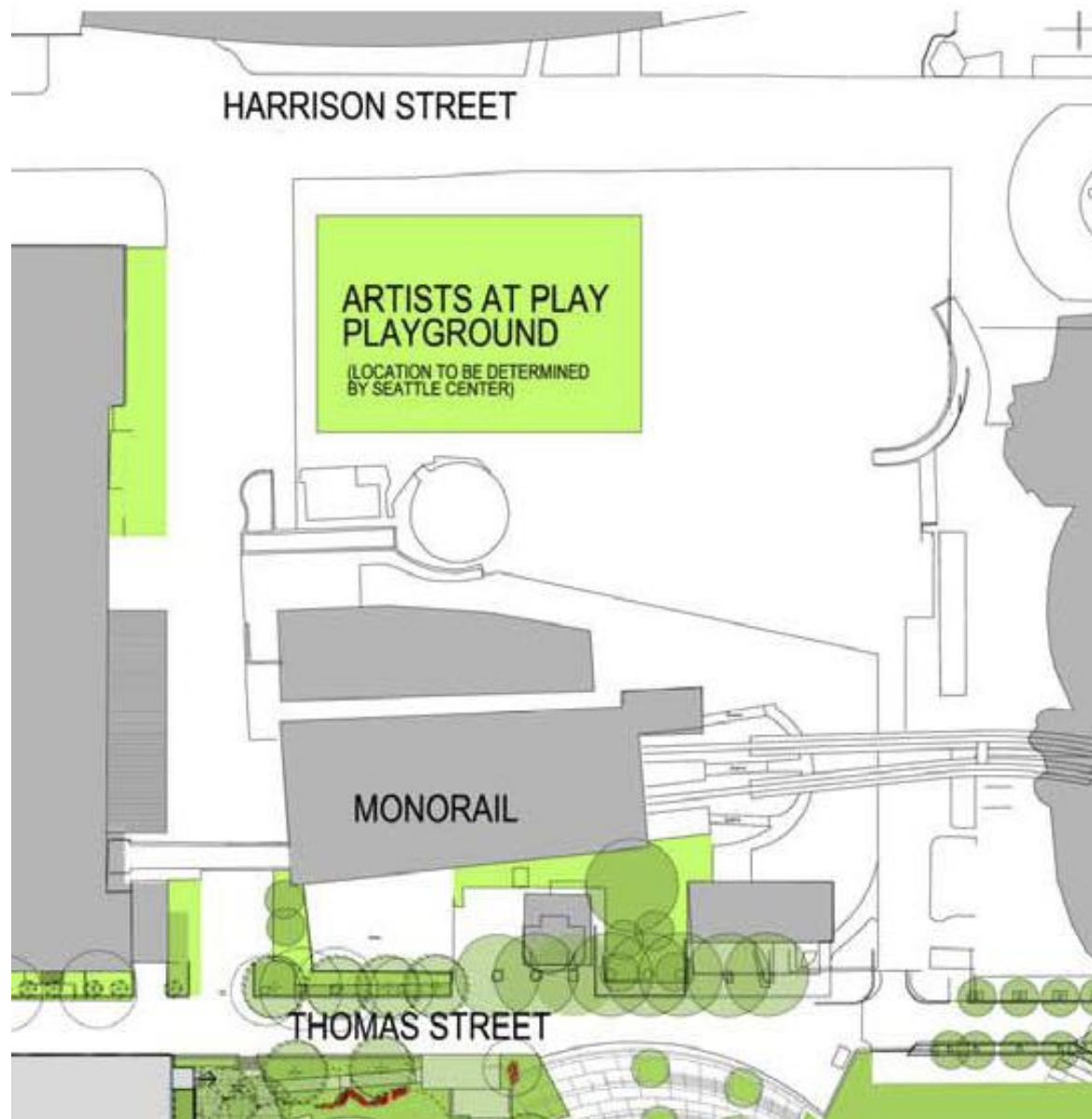


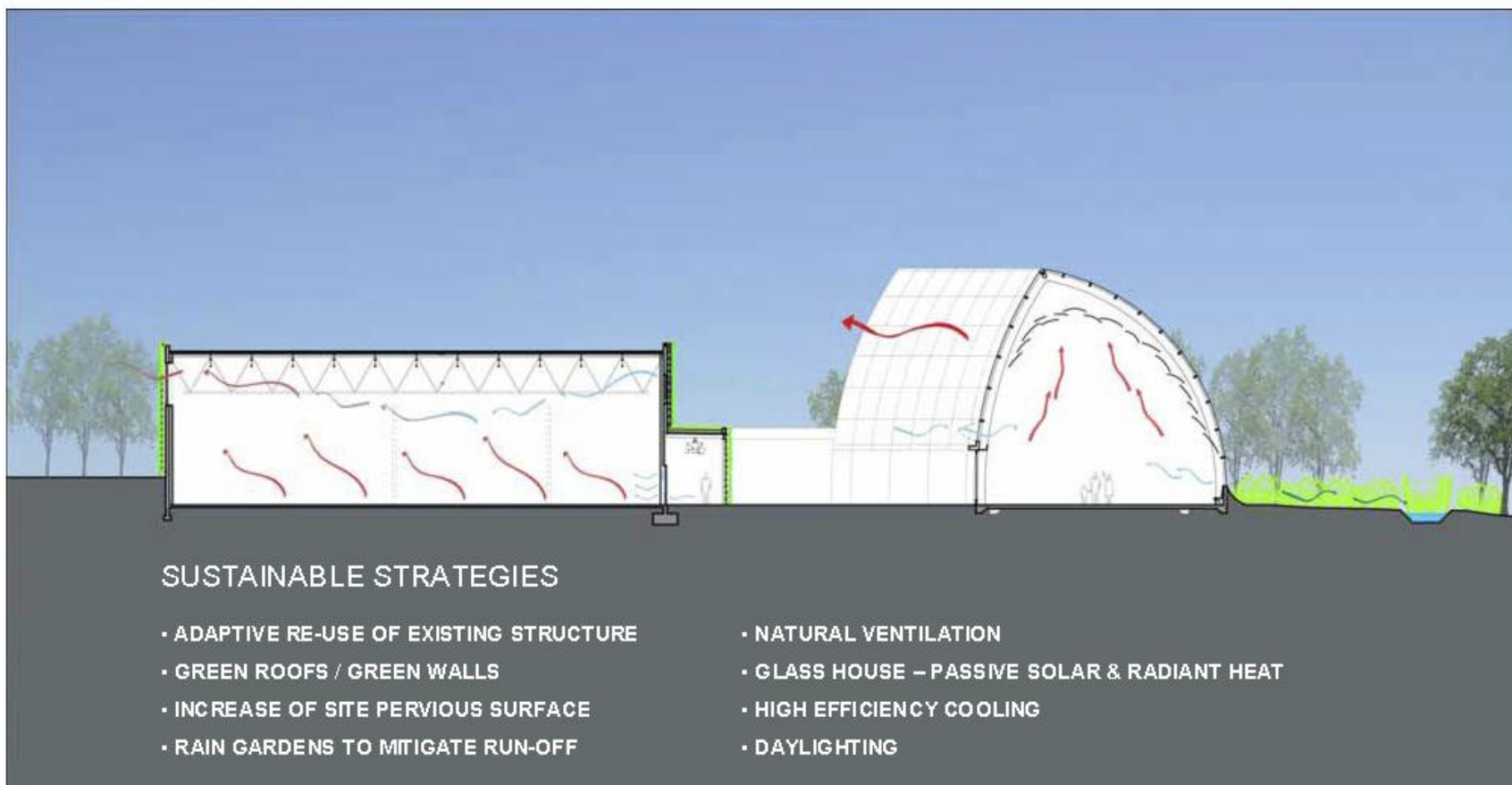












SECTION & SUSTAINABILITY DIAGRAM

SOUTH FUN FOREST SCHEMATIC DESIGN ORA 2011.01.20





PROMENADE VIEW 1

SOUTH FUN FOREST DESIGN DEVELOPMENT ORA 2011.02.17





CAMPUS ENTRY: AERIAL VIEW 2

SOUTH FUN FOREST DESIGN DEVELOPMENT ORA 2011.02.17





AERIAL VIEW FROM NORTHEAST

SOUTH FUN FOREST DESIGN DEVELOPMENT ORA 2011.02.17





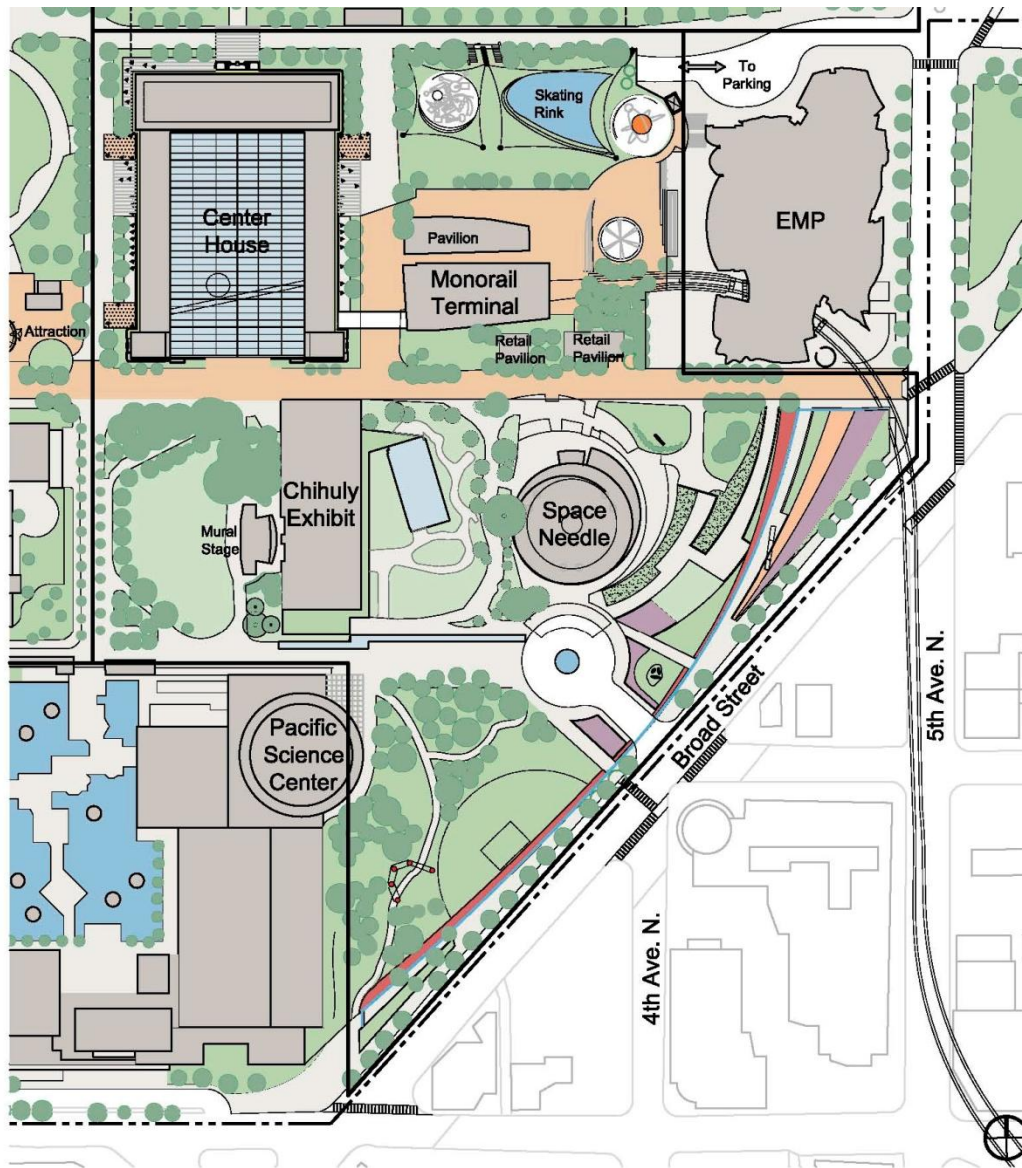
THOMAS STREET VIEW

SOUTH FUN FOREST DESIGN DEVELOPMENT ORA 2011.02.17





VIEW FROM BROAD STREET & 4TH AVE N - PROPOSED



Job No. 33759741

Figure 2.2-3  
Center of the Center Zone, 2011 Updated Master Plan

Seattle Center Master Plan  
2011 SEPA Addendum



# ***Glass and Gardens Exhibition Lease***

## **City of Seattle / Center Art LLC**

